

RESOLUTION NO. _____

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES
AND OTHER STRUCTURES LOCATED AT 2104 MOSS STREET
IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A
PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES;
PROVIDING A PERIOD OF TIME FOR PROPERTY OWNERS
TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.**

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owners thereof.

SECTION 2: That the owners of record of the following described property are hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

Lot 9, Block 1, Missouri Pacific Addition to the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N2460000600 located at 2104 Moss Street and owned by Rocky Conley and Sujan Gadi.)

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Code Enforcement or his duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$50.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

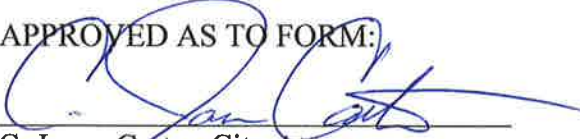
SPONSOR:

ATTEST:

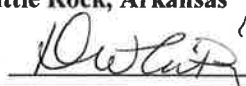

Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11/23</u>	A.M.	_____	P.M.
By	<u>City Atty Carter</u>			
DATE	<u>3/20/16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

The City of North Little Rock

TOM WADLEY
DIRECTOR



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CODE ENFORCEMENT DEPARTMENT

March 14, 2016

Mayor Smith
City Council Members

Re: 2104 Moss
Lot 9 Block 1 Missouri Pacific Addition
Parcel 33N2460000600
City of North Little Rock, AR

Owner: Ricky Conley / Sujan Gadi

Dear Mayor Smith:

April 10, 2015 during an inspection of the area officer C. Williams noticed that a fire had occurred at the above listed address. I conducted an exterior inspection on the structure and determined it to be unfit for human habitation and the structure was red-tagged. The owner of record shows to be Ricky Conley, the owner of record (Mr. Conley) was mailed a notice to contact this office within ten (10) days.

On July 16, 2015 Officer Williams made contact with the owner Mr. Conley and advised him that he needed to get started on the burned house or the City would to start the condemnation proceedings. October 2015 I made a request for a follow-up inspection, which the owner agreed to do, during the inspection he stated that he had the house rewired however, he and his electrician had a falling out and the work stopped. After checking with planning I found out that there has not been any permits pulled for the above named address. The property has now been certified to the State Land office due to delinquent taxes.

January 2016 due to the unchanged condition of the structure, the file was forwarded to officer F. McHenry to start the condemnation proceedings a notice of City Council was mailed by certified and regular mail to all interested parties and posted on the property notifications were also advertised in the newspaper for a City Council hearing date of a March 28th, 2016.

The structure is considered to be unsafe. Due to the condition of this structure it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer